



CAPITAL

SMART CITY

ISLAMABAD

Pioneering the Sustainable Future of Pakistan





A New Destination of Islamabad

CAPITAL SMART CITY

ISLAMABAD







Development

Capital Smart City Islamabad (CSCI) is an initiative of Future Developments Holdings (Pvt) Limited (FDH), which is one of the leading real estate developers and asset management company operating in Pakistan to develop new state of the art smart cities with a focus not only to give luxury living but also equal economic contributions.

Through strategic investments, innovative urban planning and life cycle asset management, FDH creates integrated communities that embody international standards of sustainability with a strong commitment to quality.

Our Member Companies:



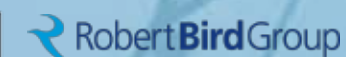


Surbana Jurong (SJ), the Singapore based consultancy firm, was the appointed Master Planner for CSCI. Headquartered in Singapore, SJ is presently one of the largest Asia-based urban, industrial and infrastructure consulting firms, providing one-stop consultancy solutions.

SJ's motto 'Building Cities, Shaping Lives' reflects its belief to:-

- Create spaces and infrastructure services where people live, work and play.
- Shaping cities into homes with sustainable jobs where communities and businesses can flourish.

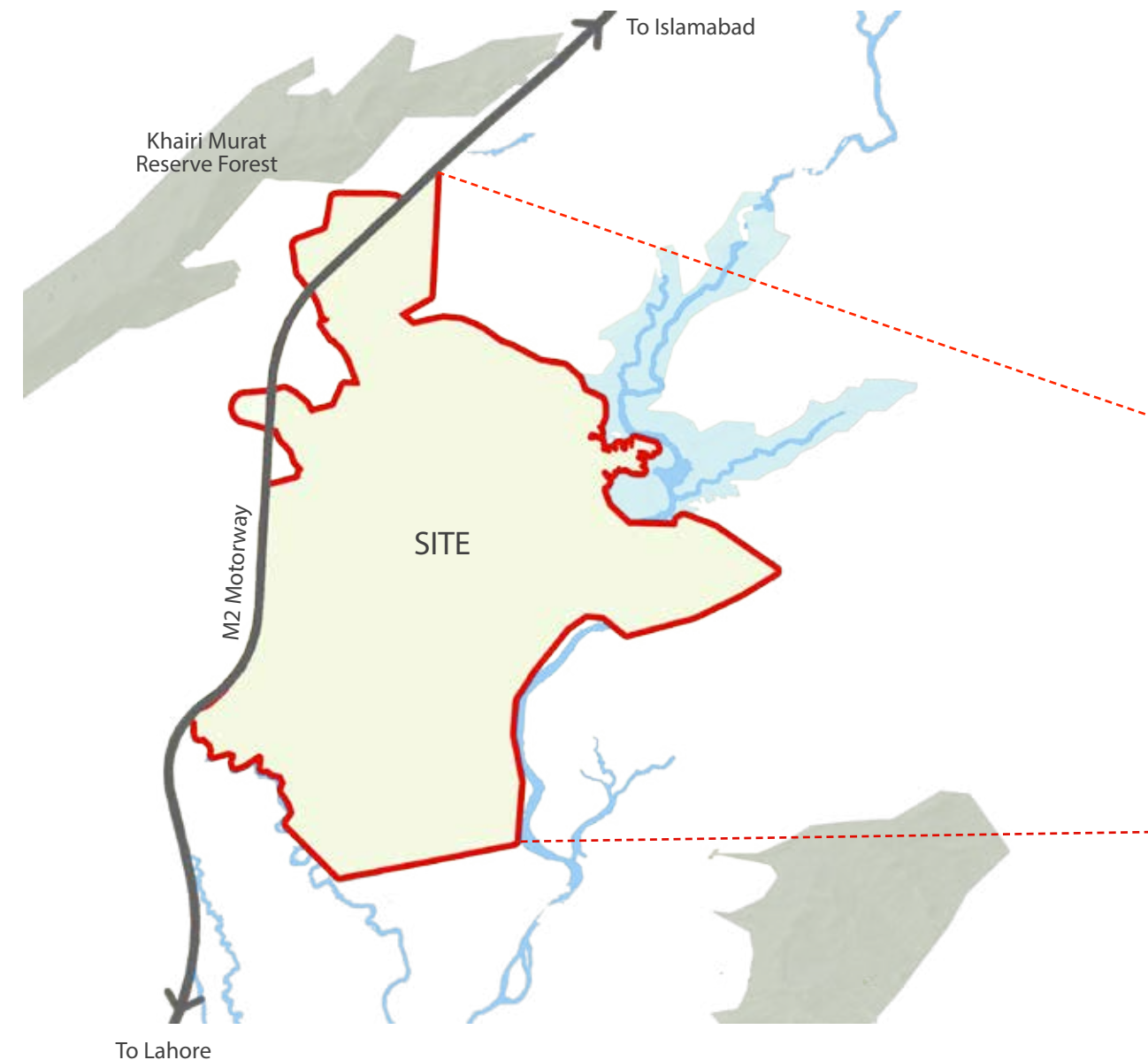
Our Member Companies:



A New Destination in Islamabad

Proposed site for development of CSCI is situated in Islamabad and Rawalpindi Region, next to the upcoming New Islamabad International Airport.

Excellent location of CSCI makes it well-connected to the new airport and surrounding major urban centres via M2 Motorway. City metro bus line is proposed to be extended from the city centre of Islamabad to the new airport and potentially into the site.



Excellent Location

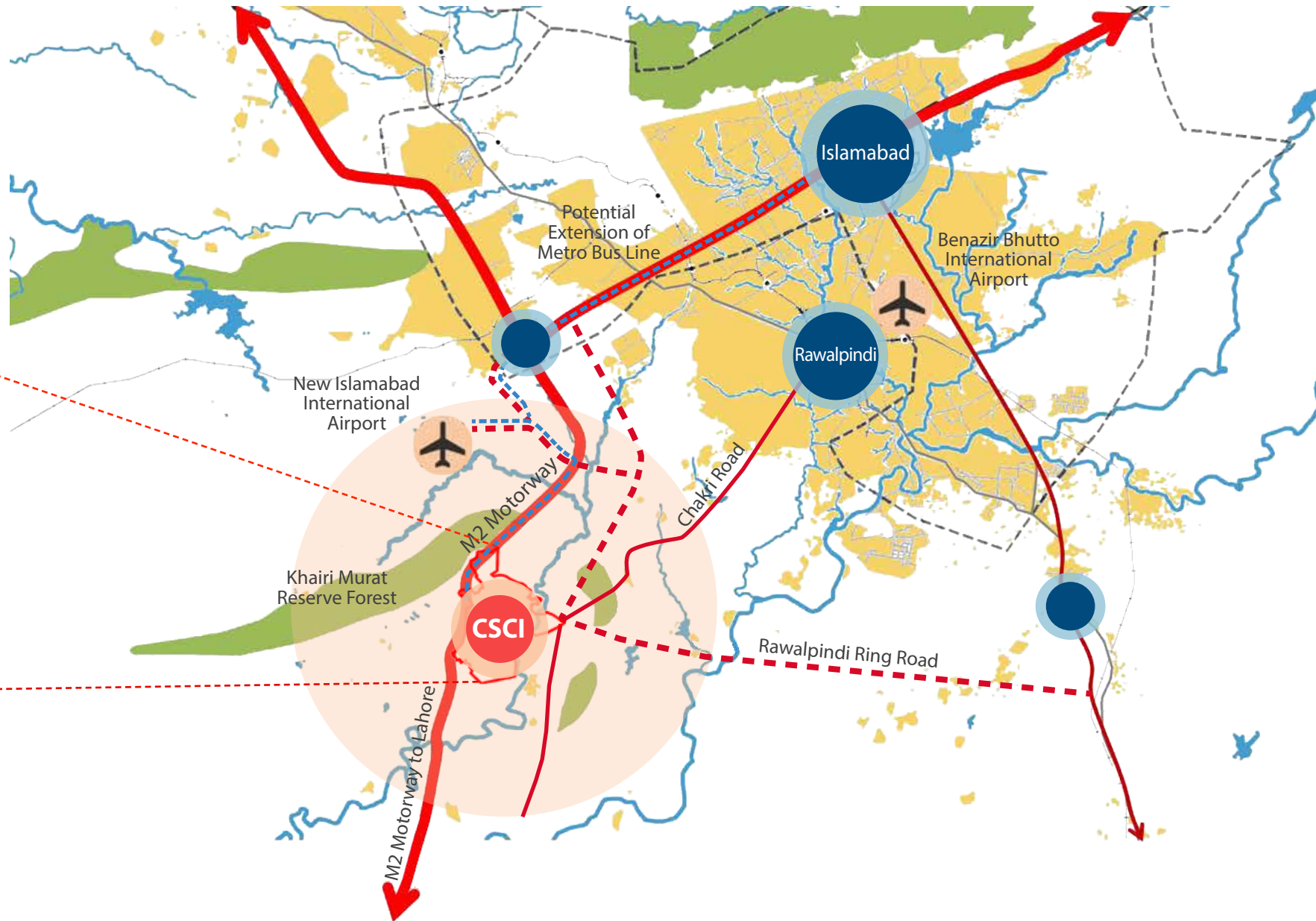
along M2 Motorway with High Value Development Potential



Growing Urbanisation & Economic

Opportunities in Islamabad Region

Excellent Location & Connectivity



With the emerging economic opportunities in the region, CSCI is poised to establish itself as a regional centre offering new business opportunities and accommodating the influx of population by creating a new centre of economic, commercial, health, educational, recreational, housing and tourism facilities.

The existing natural elements of forests, hills and rivers surrounding the site provide opportunity for scenic views, vistas and potential green corridors.



5 - 7 minutes drive
to New Islamabad
International Airport



22 minutes drive
to Islamabad & Rawalpindi
City Centres



Seamless BRT Connection
to New Islamabad International
Airport & Islamabad City

Capital Smart City Framework

Capital Smart City Islamabad aims to become first ever smart city in Pakistan and a model for sustainable development. Concept of smart city revolves around a comprehensive urban management model which promotes efficiency and control on the one hand, and inclusion and participation on the other. It leverages and harnesses modern technology to enable cities to function more reliably with sustainability for all residents.



SMART ECONOMY



Diversity of Jobs

- To become the first commercial centre in the region; complementing the new international airport.
- To attract international businesses and investors.
- To create variety of job opportunities in commercial and service sectors.



World Class Infrastructure

- To provide state of art transport infrastructure with high efficiency to support city and regional growth.
- To achieve a sustainable transportation system.
- To ensure that well-connected networks are established for road users, pedestrians, cyclists and other future mobility needs.

SMART HOUSING



Convenient & Quality Living

- To design for resilient social infrastructure.
- To set an example for mixed use and residential developments.
- To become an exemplary model for community planning in the region.
- To create convenient access to full range of facilities.



Identity & Heritage

- To become a destination for both international and local residents.
- To become a new religious centre with unique identity and architecture.
- To become a postcard city with iconic features and sceneries.

SMART ENVIRONMENT



Efficient Resource Management

- To be the most eco-friendly development in the region.
- To promote integrated solid waste management and responsible usage of the resources.
- To provide adequate and reliable water supply.
- To ensure availability and reliability of power supply.



Clean & Green

- To conserve natural resources and ensure zero-net loss of natural areas.
- To become an attractive city of natural vistas and sceneries.
- To become a convenient and walkable city.

Comprehensive Setup of Smart Facilities

1

Hills Vista

Activity: Residential

- Residential Plots
- Residential Villas
- Golf Farmhouses
- Retail
- Food & Beverages
- Golf Club House
- Community Club
- 18 Hole Golf Course
- Golf Academy



3

China Village

Activity: Mixed Use & Retail

- Shopping Mall
- Light & Music
- City Walk
- Hospitality, Retail, Food & Beverages
- Mixed Use Residence
- Apartments & Offices



5

Aviation Village

Activity: Logistics

- Logistics Warehouses
- Cold Storage Warehouses
- Exhibition Halls
- Logistics Corporate Offices
- Technology Operational Offices
- Hospitality, Food & Beverages
- 3 Star Hotels



7

Healthcare City

Activity: Medical

- Hospitals
- Clinics
- Laboratories



2

Crystal Lake

Activity: Mixed Use & Retail

- Shopping Mall
- Crystal Water Lake
- Floating Village
- Light & Musical Dancing Fountain
- Lake Walk
- Hospitality, Retail, Food & Beverages
- Mixed Use Residence
- Apartments & Offices
- Concert Arena
- 3D Max Cinema
- 4 Star Hotels



4

Financial Square

Activity: Mixed Use & Hospitality

- Financial Square
- Gate Offices
- Bank Corporate Offices
- Residence Apartments
- Conference/Exhibition Halls
- Hospitality, Food & Beverages
- 5 Star Boutique Hotels



6

Holiday Park

Activity: Leisure & Entertainment

- Street Food Truck Park
- Bird Park
- Theme Park
- Holiday Resort
- Retail
- Food & Beverages



8

Education City

Activity: Educational & Medical

- Universities
- Medical Colleges
- Colleges
- Schools
- Day Care Centres





9 Overseas Block

Activity: Residential

- Residential Plots
- Residential Villas
- Hospitality
- Retail
- Food & Beverages
- Health Care
- Education
- Religious



11 BRT System

Activity: Transportation

- Interchange
- Bus & Public Transport Stations
- Operation & Maintenance Facilities
- Bus Lines



13 Infrastructure

Activity: Urban Development

- Dedicated Interchange
- 350ft Wide Boulevard
- Road Network
- Gate Entries
- Boundary Wall
- Landscaping
- Cycle Tracks
- Running Tracks
- Street Lights



15 Garden Parks

Activity: Landscaping & Open Spaces

- Flower Gardens
- Linear Gardens
- Heritage Gardens



10 Mosques

Activity: Religious

- Main Mosque (Grand Jamia Mosque)
- Sector Mosques



12 Urban Utilities

Activity: Utilities

- Grid Station
- Solar Parks
- Potable Water Treatment Plant
- Sewerage Treatment Plant
- Irrigation System
- Solid Waste Management System
- Security Control
- Fire Fighting/Civil Defence System
- Police Station



14 Smart City Facilities

Activity: Smart City Controls

- Load Shedding
- Free Environment
- Automated Traffic Control
- Automated Utility Supply
- Environmental Collection
- CCTV with Facial
- Object Recognition
- Automated Street Lights
- Free Wifi Spots
- Automated Air Conditioning Control System
- Electric Bikes



16 FDH Buildings

Activity: Development

- Sales Gallery
- Facility Management
- Food & Beverages
- Hospitality



A Gateway Development with Excellent Connectivity



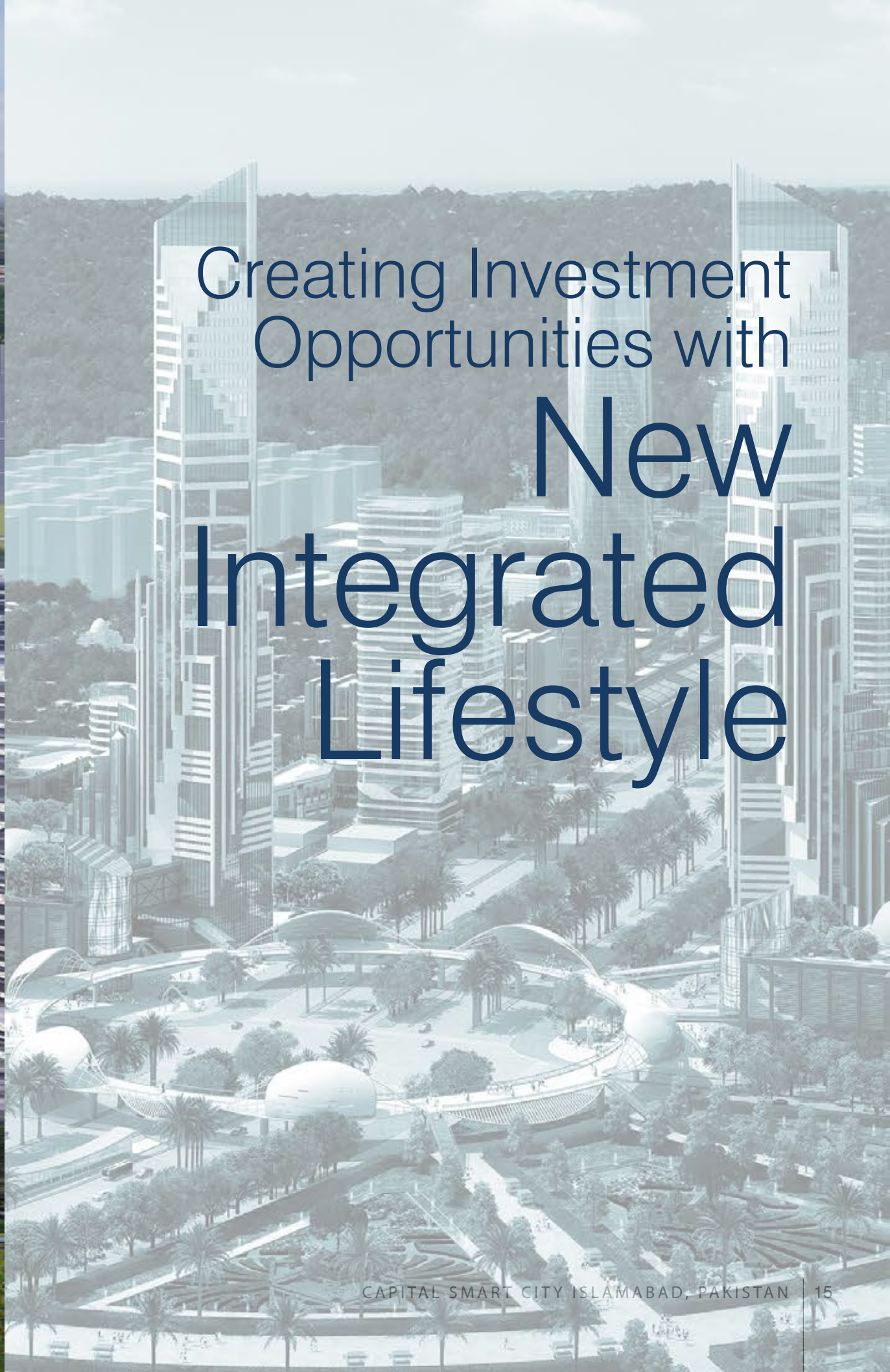
Central Boulevard from M2 Motorway



CAPITAL SMART CITY
ISLAMABAD

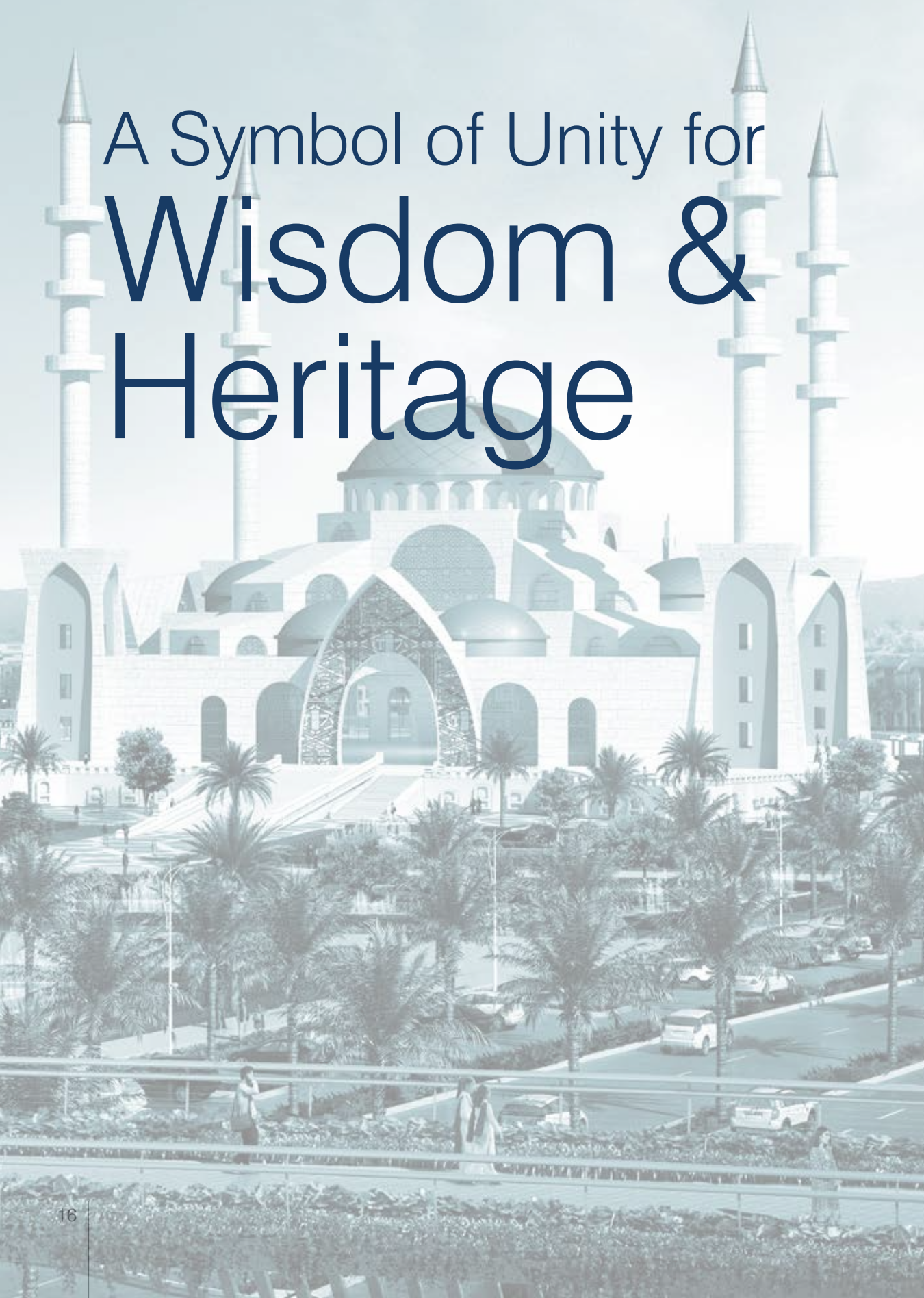
Financial Square and Central Park





Creating Investment Opportunities with New Integrated Lifestyle

A Symbol of Unity for
**Wisdom &
Heritage**



Grand Jamia Mosque from Central Boulevard



CSCI Sales Gallery & Smart City Command Centre

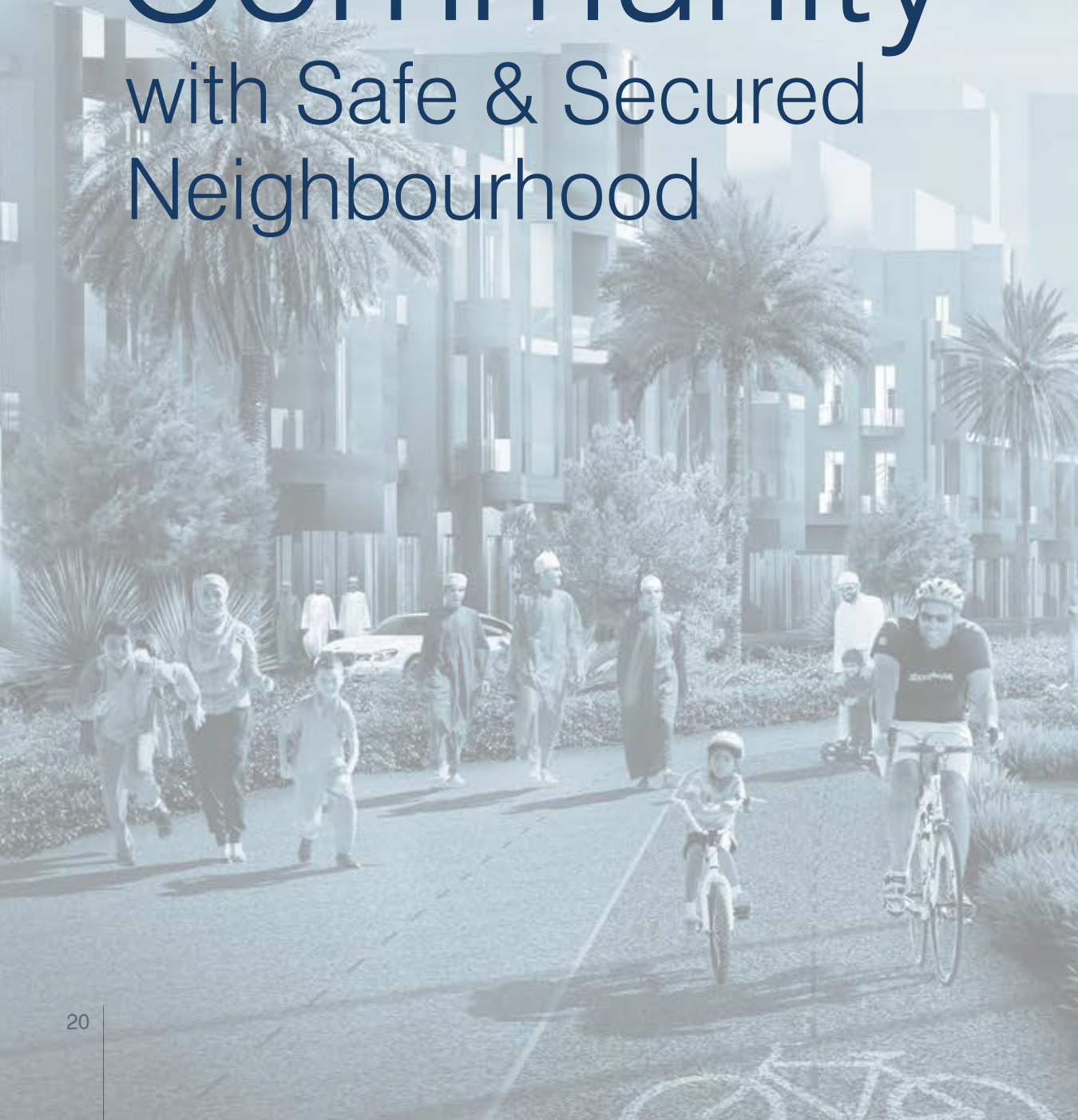


A City Environment Conducive for Creative Innovation



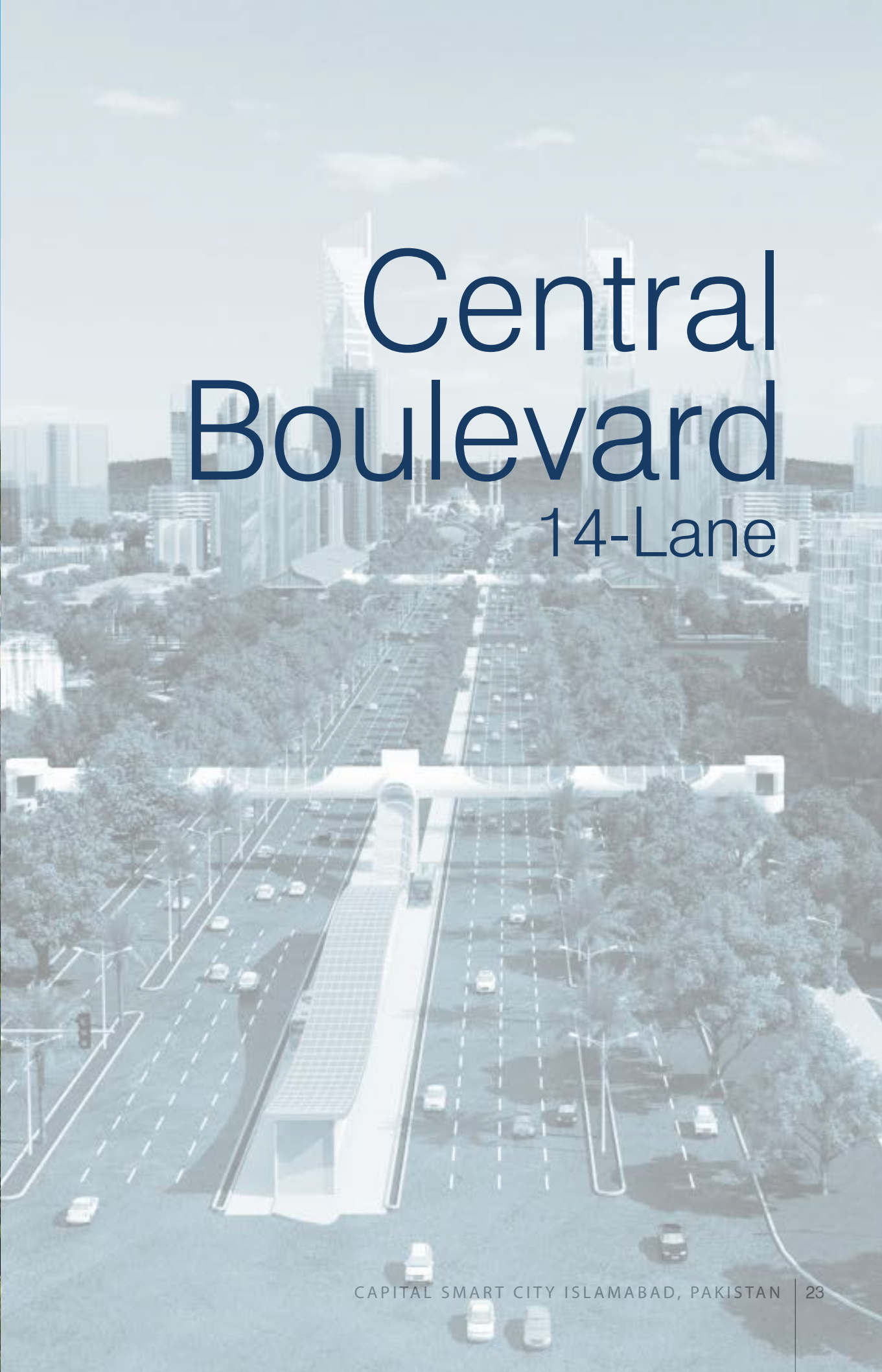
Cultivate Community

with Safe & Secured
Neighbourhood









Central Boulevard

14-Lane

The background of the slide is a low-angle photograph of the Singapore Flyer, a massive Ferris wheel. The wheel's structure, including its spokes and the edge of the rim, is visible on the left side, curving upwards. Several passenger capsules are attached to the rim. The sky is a deep blue with scattered white clouds.

Efficient & Sustainable Mobility

Strategic network of CSCI is structured on a gridded network of roads to maximise efficiency and connectivity, creating network resilience with a variety of possible routes to any destination. A link to the north of the city will serve as a bypass, carrying strategic commercial traffic around CSCI.

Public transport will be encouraged as a primary mode for trips, but will coexist with private vehicles, which are expected to remain prevalent. Public transport is integrated with the land use plan to ensure that public transport spines are aligned with high density development corridors and mixed-use development around public transport stations and nodes are promoted.

Integrated Transport System to Enhance Connectivity



350ft Wide Central Boulevard (14-Lane)

Main gateway to CSCI from M2 Motorway



Integrated Metro Bus System

Bus Rapid Transit System serving along two major transport corridors



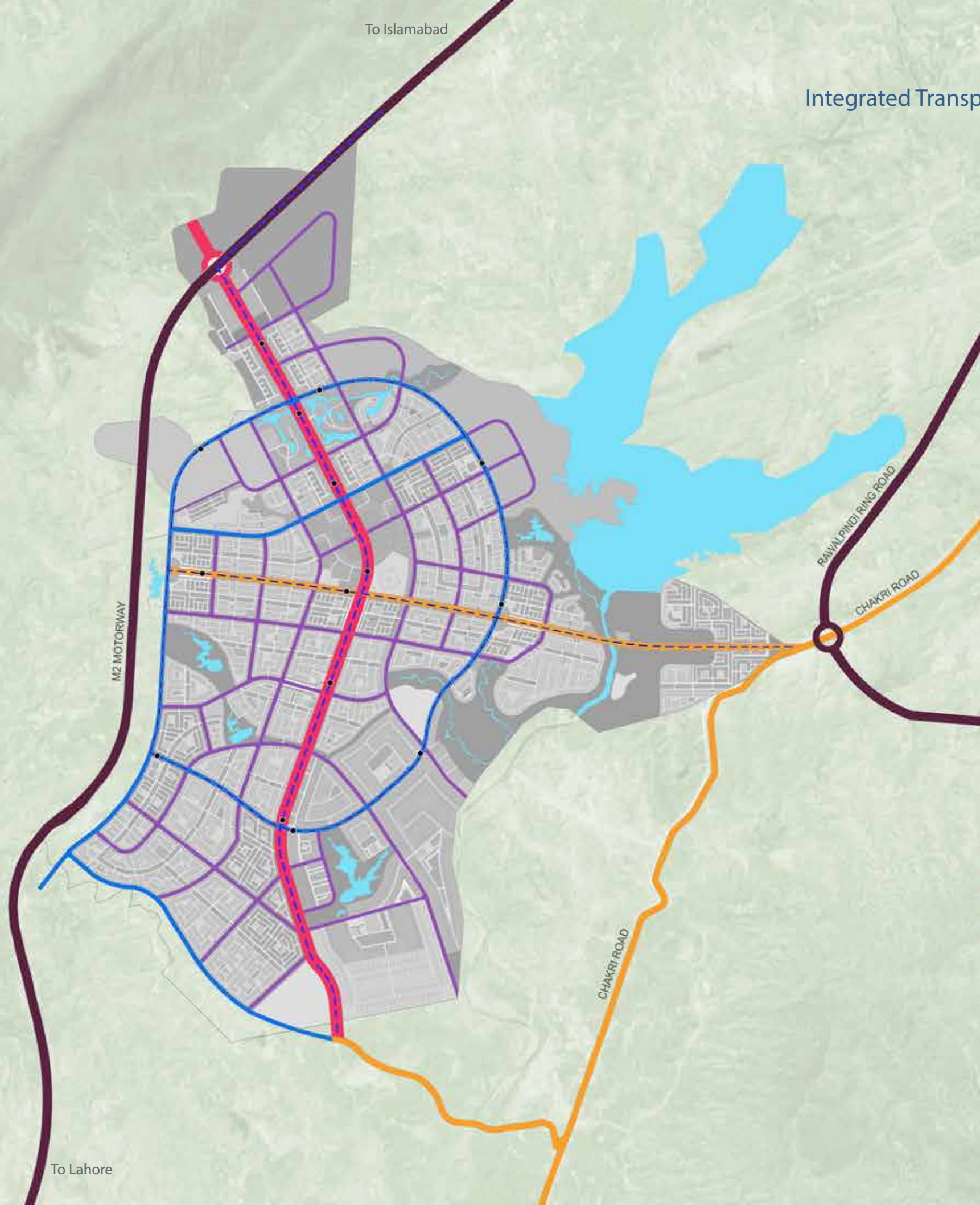
Public Transport Hubs

Integrated commercial nodes with multimodal transport interchanges

LEGEND

- Expressway
- Main Boulevard
- Primary Arterial
- Secondary Arterial
- Tertiary Road
- Route 1 - CSCI-Islamabad BRT Line
- Route 2 - CSCI Bus Line
- BRT Station
- Waterbodies

0 500 1000 2000 Meters





Seamless Green Space Connectivity

Master Plan integrates the existing rich natural features through eco-spines and seamless recreational trails. It also takes forward and integrates the existing land use and environmental value map to improve the urban environment by infusing a variety of parks and public open spaces including 18-hole PGA standard golf course and adventure zone, bringing people closer to social activities and nature.

To Islamabad

Protect, Expand and Create Green Identity



100% Protection

Of all rivers, natural areas and slopes greater than 30% - safeguarding vistas and sceneries



20m² Open Space/person

Including a variety of sports, recreation, culture, community garden facilities



600 Kanal Central Park

Integrated with the Grand Mosque and Financial Square as tourism destination



20 Miles Recreation Trail

Along eco-spine and rivers within a seamless network

LEGEND

- Forest
- Park and Open Space
- Golf Course and Adventure Park
- Green Protected Area
- Waterbodies

0 500 1000 2000



To Lahore



Exclusive
Lifestyle
Living

CSCI Urbanisation Model to Shape Liveable Communities



**Creating over
90,000 Employment
Opportunities**



**Offering over 30,000
Dwelling Units housing
a population of 200,000**



**Maximum 500m
Walking Distance
Accessibility to Public
Facilities & Open Space**


LEGEND

- Low Density Residential
- Medium Density Residential
- High Density Residential
- Commercial Neighbourhood
- Commercial Boulevard
- Commercial City
- Mixed Use
- Religious Facility
- Education Facility
- Health Facility
- Special Facility
- Passive Green Recreation
- Active Green Recreation
- Protected Area
- Reserved Site
- Waterbodies



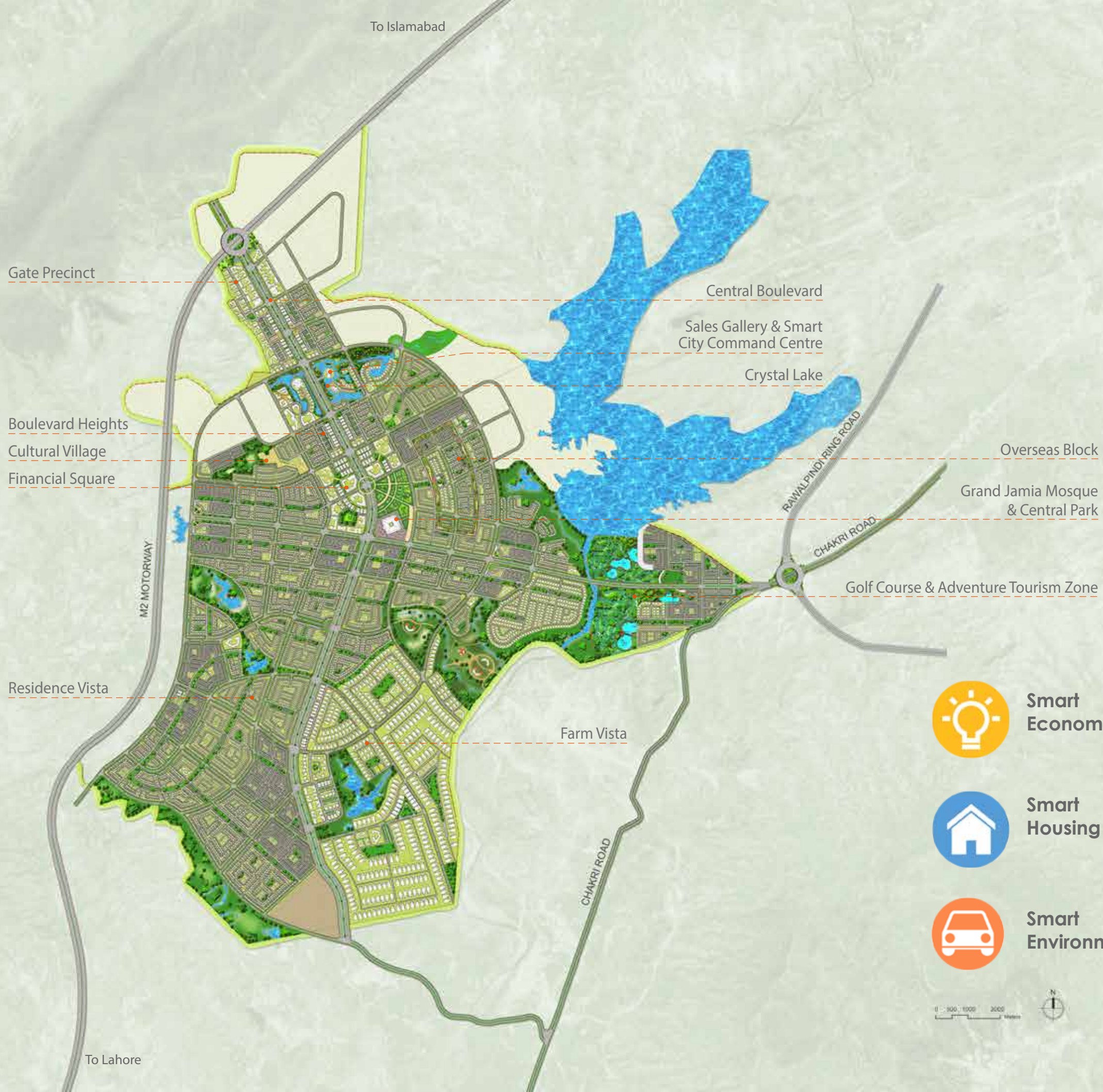
To Lahore

To Islamabad

A detailed photograph of a butterfly with vibrant orange wings featuring black stripes and spots. The butterfly is perched on a cluster of small yellow flowers. The background is a soft, out-of-focus green, suggesting a natural, garden-like setting. The text 'A New Destination to Live, Work & Play' is overlaid on the left side of the image in a white, sans-serif font.

A New Destination to Live, Work & Play

With the aim to develop strategic growth areas and attract future investments, the concept for CSCI captures the radial growth pattern with a large centrally located business district and well-distributed sub-centres and neighbourhood centres in periphery. A township model is proposed for CSCI, guiding the master plan to facilitate traffic flow, offer diverse and affordable choices and nurture vibrant communities. High to low density housing ranges from 5 Marla to 20 Kanal residential plots with convenient public facilities are distributed across various neighbourhoods. This includes Golf Course Community, Overseas Block Communities, Mixed-use Waterfront Apartments, as well as Residence Vista and Farm Vista.



**Smart
Economy**



**Smart
Housing**



**Smart
Environment**

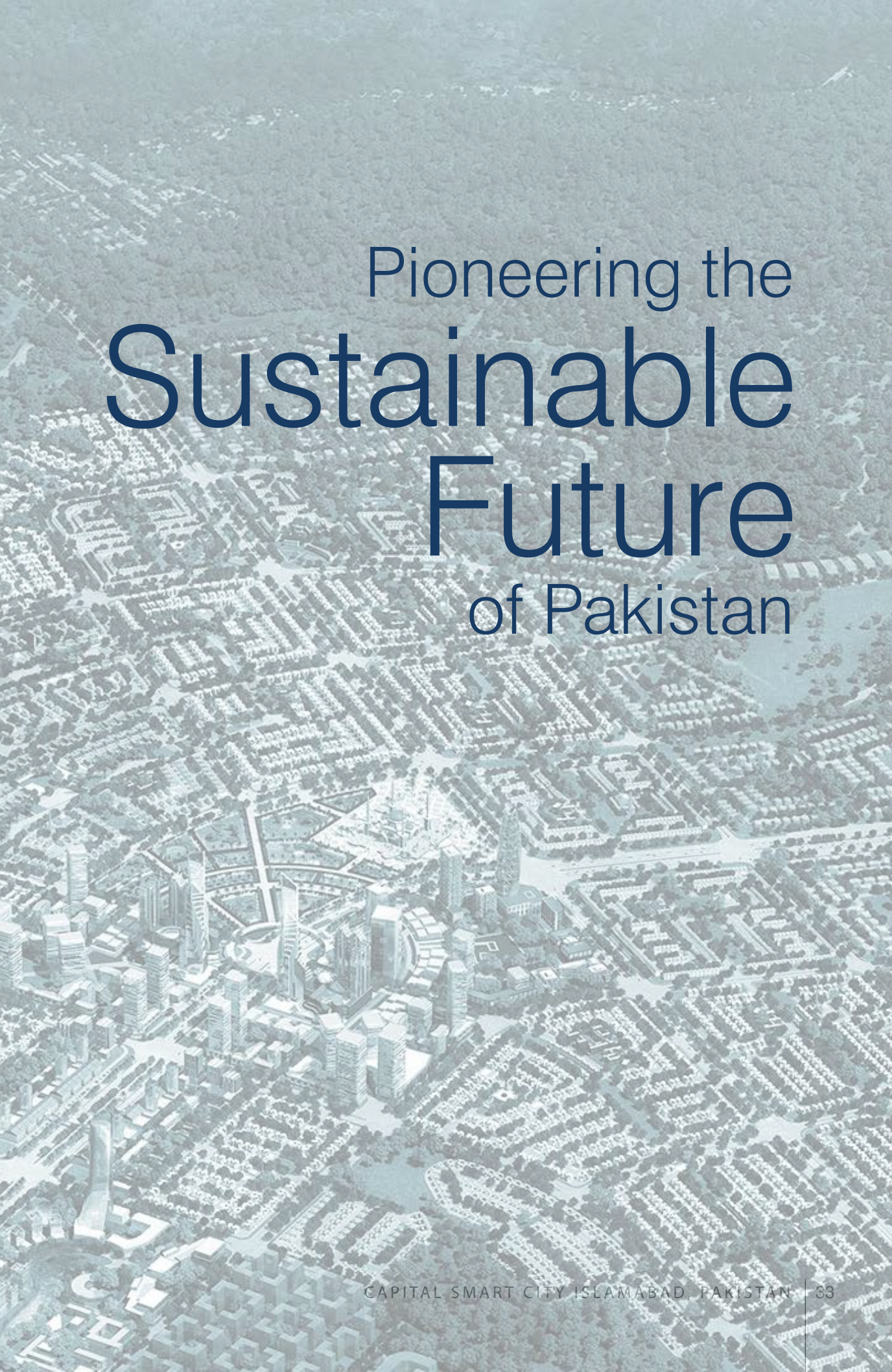


Aerial View from Khairi Murat Reserve Forest





Pioneering the
**Sustainable
Future**
of Pakistan



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